The Lemon Grove REVIEW

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Vol. 48, No. 72 Serving Lemon Grove and nearby communities Thursday, June 27, 1996 25¢

Lemon Grove Arts program in jeopardy

The fate of the Lemon Grove Arts Complex is in the hands of the city council. Activities such as this dance class may be curtailed or terminated if the Complex does not find a way to pay the rent. See *Lemon Grove Arts News* on page 4.

BLM to beef up border fire security

by Dave Schwab

Construction of new access roads and helispots along the U.S.-Mexico border has been authorized by the Bureau of Land Management (BLM) to combat the rapidly escalating number of wildfires in the region.

County supervisors recently declared a wildfire emergency along the border, blaming illegal aliens for the cause of fires, accidental or not, which have risen in number from just 24 in all of 1994 to more than 200 the first half of 1996.

In declaring a state of emergency, supervisors petitioned the federal government for more Border Patrol personnel and funding to build more access roads into the rugged, arid region.

The California Department of Forestry (CDF), charged with battling wildfires, has been authorized by the BLM to build access roads and helicopter-accessible landing pads on BLM land along the border, enhancing the CDF's ability to fight wildfires in the eastern border region.

"Using emergency authority in federal land management and environmental laws, I have authorized the CDF to construct three emergency access routes and two helispot/fire safety zones on Otay Mountain on public lands administered by the BLM," said Ed Hastey, BLM state director. "These facilities are critically needed to provide safer and more effective access for CDF to fight fires, improve the Border Patrol's interdiction activities, provide safety zones for evacuation and other emergency purposes and help curb the undue and unnecessary degradation that is occurring in the area. I am also reiterating my commitment to seek federal fire severity funds, if necessary, in constructing these facilities with the minimum impact to the areas' wilderness and natural resources.."

The Border Patrol had complained of being denied vehicular access to the border due to strict federal guidelines applying to BLM-owned wilderness lands, such as Southern and Western Otay Mountain, which occupy a combined 13,000 acres.

The BLM reports illegals have been trashing the two Otay Mountain wilderness areas after crossing the border along a 4.5-mile gap in the border fence now under construction where Southern Otay Mountain preserve adjoins the border.

East County Supervisor Dianne Jacob praised the BLM's decision.

"I appreciate the BLM's fast action," said Jacob. "It is the first of many steps which need to be taken to address the fire emergency we have in East County."

In this issue:

Final Lemon Grove General Plan Update Zoning Notices

see Page 6

CCT gets another year to run Theater East

by Marv Rosen

Before an estimated overflow crowd of 150 at Tuesday's El Cajon City Council meeting, the council voted 3-2 to extend the management contract of Theater East Productions to operate the East County Performing Arts Center (ECPAC) until June 30, 1997. The contract stipulates that the city would only spend $56,000 for utilities.

Mayor Joan Shoemaker and councilmen Bob McClellan and Mark Lewis were in favor of a longer contract than the original council resolution on the agenda, which would have only extended it until Dec. 31, 1996.

The mayor had proposed that the contract be extended until May 30, 1997, but after Lewis and McClellan insisted on June 30, acquiesced. Councilmembers Dick Ramos and Todd Keegan wanted the Dec. 31 date. Ramos said he did want to correct the erroneous impression given by media stories that he want to shut it down permanently, only while repairs were made.

Following stories like that, the city received more than 75 letters supporting a new, one-year new contract and heard, during the meeting, many impassioned appeals from individuals and organizations to give Theatre East Productions, an affiliate of Christian Community Theater, that much time to operate the performing arts center and also to allow Theatre East to set the schedule for making long-needed repairs.

One of the most emotional appeals was made by Virginia Fletcher-Hawk who said that her father, Ed Fletcher, wanted to have a well-endowed theater in East County. She suggested cost-sharing among the surrounding communities.

"El Cajon is not just a bedroom community, but industrial and commercial as well," she said. "Losing the cultural/music of the theater would be a loss for the children."

Among those who spoke were the executive directors of the San Diego and California Ballet companies.

Gail McClendon, general manager of the San Diego Ballet, said the city could be proud of having an organization running the center which promoted the goals for hundreds of young people.

Director Maxine Mahon of the California Ballet Company, said, "Theater East is important to us. We have already reserved the theater for May of 1997." She noted that her ballet company had used the theater almost from its inception 20 years ago.

Members of the board of directors of Community Christian Theater arguments for extending the contract for a year.

John McTighe said that the theater was an unique resource for El Cajon and East County. He noted that when Theatre East first took over management, it was with the understanding that the city, Grossmont-Cuyamaca College and Theatre East Productions would work to use the theater to change the image of El Cajon being a "red-neck, horse community."

He said that Theatre East wanted the full year to be able to work on that image and to use selected time free times for the renovations.

Dick Brown said the wanted the decision made on real facts. He added that if the city took over after shutting it down in January there would only be a savings of $35,000, and urged the one-year contract.

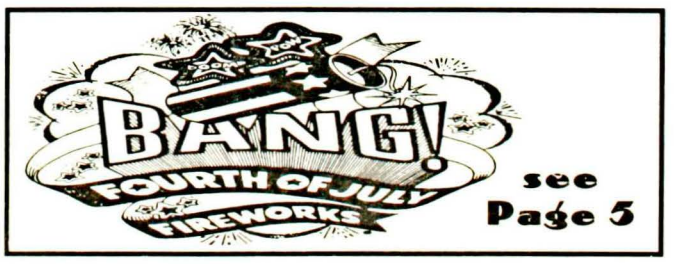
Gordon Austin noted that Theatre East expected to have 21 to 30 days of bookings in June of 1997. He agreed that the refurbishment needed to be done and that it could be done in January 1997 and during the summers.

Austin added that more than 150,000 patrons had attended the theater's productions during the last 12 months, more than in any other year's time.

"All users of the theater have had only the highest regard for TEP's management," he said.

Members of the Grossmont Concert Association, which is 50 years old, said that the association had the concept of the theater

Continued on Page 3



see Page 5

B Words

by Bob Burns

Council salaries

Councilman Shelley did himself proud and hit the salary nail on the head. Anyone who aspires to a council seat should well know what they are getting into and accept the rules when they are given the seat.

Over the years, most of the candidates, both successful and losers, were actively employed people. As I remember, only a very few of our council members were retired. Our first mayor was fully engaged in a law practice all of the 14 years of his tenure, and our second mayor the same. I conducted a full time veterinary practice for 17 of the 19 years of my time in office.

The duties of mayor, or councilperson, are part time jobs, and, in my estimation, are properly compensated for. One must be able to blend the job in with whatever other employment that is at hand; it has been successfully done in the past. Where this was not possible, as in the case of Dr. Legerton, a vacancy was established and subsequently filled.

The matter of extra compensation is, in my mind, very well provided for. The travel budget is more than adequate for each councilperson, as well as for the mayor who gets a little more. Yes, the mayor does have more responsibilities and so additional money is proper. However, I do not believe that the amounts for both council and mayor are insufficient. The meetings, seminars, etc., that are so important to ones learning his or her job, are well covered. There is usually a surplus in each case. When, as in the case of councilman Lake's appointment to a special committee, or some extraordinary function that is proper for a person to attend, the budget has allowances for these. If the travel budget would simply be pooled, to allow a person to use another's allotment in special cases, there would be no shortage of travel funds. It has worked in the past, and could again. Travel funds are not jealous holdings, but rather to cover necessary and worthwhile expenditures.

In the latter paragraph, I did not deem it necessary to advise the council to "eat hamburgers and sleep in their cars" while performing for the council. To my knowledge, no one had ever abused the privilege in my 19 years, and I would be very surprised if anyone would. I do recall some comment about the "cost" of our very palatial suite at the Marines Memorial Club in San Francisco at the last League meeting. Actually, my being a member of the Association allowed us to stay there in style for less than the much more moderate rooms at other hotels.

To correct Mayor Sessom's thought that the people wanted to elect their own mayor for reasons of paying him or her more: The people were long denied the final say as to who their mayor would be, and that is why that issue swept the ballot by 2 to 1 in approval. My guess is that if it were to be placed on the ballot (mayor's raise), it would fail. However, if at some more opportune time the council wished to have their salaries raised across the board, it could be done by putting it to a vote. I do believe that the Lemon Grove council is underpaid, and quite possibly the people of our city would consent to rectifying that situation. But the people should decide, not an arbitrary vote of the council alone.

As Mr. Shelley so splendidly put it, "compensation is not relevant." The low pay does not attract only the "self employed, retired, or independently wealthy." If anyone is not prepared to supplant some community service time over other higher paying hours, then possibly the commitment is not all it should be.

My advice would be to take a straw poll in the community to see what the thinking is in this matter ... and then go with the results.

A correction on last weeks Naval War College column. General KRULAK would not forgive me if I did not spell his name right. It is Gen. Charles C. KRULAK. Also, the future posture of the Navy is "PLACES NOT BASES" the words "Glaces not bosses" were incorrect.

College Notes

Eric M. Stavola of Lemon Grove received his bachelor's degree from the University of the Pacific last month. He was a liberal studies major. Founded in Stockton in 1851, University of the Pacific is California's oldest chartered institution of higher learning.

Miguel Cabrera of Lemon Grove was among the 300 or so students named to the spring semester Dean's List at **California Lutheran University** in Thousand Oaks. Cabrera is a sophomore at the university..

East County residents can enjoy free Sunday afternoon tours of the **University of California, San Diego** this summer, compliments of the UCSD Visitors Program. Minivan tours are available the first and third Sunday of each month, starting at 2 p.m., from the Gilman Information Pavilion. Wheelchair accessibility is available upon request. Walking tours are offered on alternate Sundays, also starting at 2 p.m. from the Gilman Pavilion. Although the tours are free, there is a minimal UCSD parking fee. Reservations are necessary and may be made by calling 534-4414.

WEATHER

The following information was provided by the Lemon Grove Fire Department.

		High	Low
June	18	80	59
June	19	75	60
June	20	73	62
June	21	72	63
June	22	73	60
June	23	72	61
June	24	71	61

The Lemon Grove Review

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PUBLIC NOTICES

NOTICE OF VEHICLE LIEN SALE

The following vehicles will be lien sold at 10:00 a.m. on July 9, 1996. The sale will take place at 850 D Energy Way, Chula Vista, CA 91911

1. 597331
NONE
87 NISS SENTRA 2D
JN1PB2218HU552640
2. 868RRR CA
76 FORD LTD SD
6G21H261595
3. 597550
3JDS377 CA
85 BUIC REGAL CP
1G4NM27U2FM403246
4. 597593
1Z76680 CA
81 ISU P/U PK
JAABR14N5B0701119
5. 597681
3AQX676 CA
86 NISS PU PM
JN6ND06S3GW107311
6. 597876
NONE
87 CHEV CAMARO CP
1G1FP21F1HL126388
7. 597903
3KWY623
89 BUIC SW SW
1G4BR81Y4KA402596
8. 597978
NONE
91 NISS SENTRA 4D
JN1EB31P9MU028569

A to Z Metro Towing

Lemon Grove Review
June 27, 1996

FICTITIOUS BUSINESS NAME STATEMENT
Assigned File No 9609165

The Name of the Business: SNOW'S EROTIC APPAREL
located at: 3845 Richmond St. in San Diego, CA 92103 is hereby registered by the following owner:

MARIE L. SNOW
4150 BONILLO DR., #131
SAN DIEGO, CA 92115

This business is conducted by: an Individual

The transaction of business began on: N/A

Signature of Registrant:
M. SNOW

This statement was filed with Gregory J. Smith the Recorder/ County Clerk of San Diego County on MAY 31, 1996
Lemon Grove Review
June 6, 13 20 & 27, 1996

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN DIEGO
CENTRAL COURTHOUSE
220 W. BROADWAY
SAN DIEGO, CA 92101-3409

IN THE MATTER OF THE APPLICATION OF
MONG LONG LEE AND RUO QUN CHEN ON BEHALF OF MINOR, FENG JIAO LI

FOR CHANGE OF NAME(S)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
(CCP 1277)
CASE NUMBER:00700340

PETITIONERS MONG LONG LEE AND RUI QUN CHEN ON BEHALF OF MINOR, FENG JIAO LI
HAVE FILED A PETITION FOR AN ORDER TO CHANGE NAMES FROM
FENG JIAO LI
TO
AMY LEE

IT IS ORDERED that all persons interested in this matter appear before this court in Department 1 of the San Diego County Superior Court at the address shown above on JUL 22, 1996, at 9:00 A.M. and show cause, if any they have, why the application for change of name should not be granted.

It is FURTHER ORDERED that a copy of this Order To Show Cause be published in the LEMON GROVE REVIEW, a newspaper of general circulation published in this County, at least once a week for four successive weeks prior to the day of the hearing.

DATED: May 23, 1996

WILLIAM J. HOWATT, JR.
Judge of the Superior Court

Lemon Grove Review
June 6, 13, 20 & 27, 1996

NOTICE OF TRUSTEE'S SALE
Trustee Sale Number: 16544-A
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/16/87. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On **07/05/96** at **12:00 PM, ATTORNEYS EQUITY NATIONAL CORPORATION as Agent for CTC FORECLOSURE SERVICES CORPORATION** (Trustee) 23721 Birtcher Drive, Lake Forest, CA 92630 (714)707-5640 as the duly appointed Trustee under and pursuant to the Deed of Trust recorded **07/24/87** as Document **87-416418** Of Official Records in the Office of the Recorder of **San Diego** County, California, Executed by: LONNY PARKER AND BRENDA PARKER, HUSBAND AND WIFE AS JOINT TENANTS will sell at public auction to the highest bidder for cash or cashiers check made payable to Attorneys Equity National Corporation, (payable at the time of sale and in accordance with Section 2924h(b) of the California Civil Code, and acceptable to the Trustee) at **the Entrance to the City Hall East, 300 Coast Highway, Oceanside, California** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California. The street address or other common designation, if any, of the real property described herein is purported to be **2355 Golden Avenue, Lemon Grove, Ca 91945**, County Assessor's Parcel Number **503-360-45-00** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid balance of the obligation, including interest, advances, and all other charges secured by said property. The total amount of the unpaid balance of the obligation secured by said property and reasonably estimated costs, expenses and advances at the time of the initial publication of this Notice is **$91,206.26**. Date: **05/30/96 CTC Foreclosure Services Corporation, Attorneys Equity National Corp. as Agent** *Donna Hlavacek* **C245019** 6-13/20/27 1996

NOTICE OF TRUSTEE'S SALE TRUSTEE SALE NO. PARKER YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED AS SHOWN BELOW. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title and interest conveyed to and now held by the trustee in the hereinafter described Property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be as set forth below. The amount may be greater on the day of sale. **Trustor: Lonny Parker & Brenda Parker, husband and wife as joint tenants** Duly Appointed Trustee **CAMINO TITLE AND TRUST DEED CORP., a California Corporation** Trust Deed Date: **November 27, 1990** Recording Date: **November 30, 1990** Instrument Number: **90-639784** Book: **1990** Page: Recorded in County of **San Diego**, State of California Date and Time of Sale: **July 8, 1996 at 11:00 AM** Place of Sale: **At the Entrance to the County Courthouse, 220 West Broadway, San Diego, Ca** Estimated Sale Amount **$49,161.35** Legal Description of Property: **A.P.N. 503-360-45-00** Street Address of Property (or other common designation, if any): **2355 Golden Avenue Lemon Grove, Ca** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown, above. If no Street address or other common designation is shown, directions to the location of the Property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of the Notice of Sale. Date: **June 10, 1996 Camino Title and Trust Deed Corp.** as said Trustee By: ROSALYN M. CROSBY, PRESIDENT, 2886 Windwood Way, El Cajon, Ca 92019 (619)670-1515 **C245359** 6/13, 6/20, 6/27, 1996

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST File: 1478027 Loan: 1478027 Other: 6970522 A.P. Number 503-482-04 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED August 12, 1992. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. **Notice is hereby given that Serrano Reconveyance Company** as trustee or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Andres F. Alpizar, a single man Recorded on 08/14/1992 as Instrument No. 1992-0512658 in Book – Page – of Official records in the office of the County Recorder of San Diego County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 02/07/1996 in Book N/A, Page N/A, as Instrument No. 96-0063427 of said Official Records, will Sell on 07/18/1996 at the South entrance to the County Courthouse 220 West Broadway San Diego, CA at 10:00 A.M. at public auction to the highest bidder for cash (payable at the time of sale in lawful money of the United States), all right, title, and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described. As more fully described on said Deed of Trust. The property address and other common designation if any, of the real property described above is purported to be: 2140 Rebecca Way Lemon Grove, CA 91945. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $164,146.89. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. Serrano Reconveyance Company, as said Trustee, 4900 Rivergrade Road, Suite 2870, Irwindale, CA 91706, (818) 856-4858, (800) 227-1849 (California Only). By: Diana Cartee, Assistant Secretary. Dated: 06/17/1996 ASAP211090 6/20, 6/27, 7/4

FICTITIOUS BUSINESS NAME STATEMENT
Assigned File No 9671077

The Name of the Business: LEMON GROVE ANTIQUE MALL
located at: 7917 Broadway in Lemon Grove, CA 91945 is hereby registered by the following owner:

NADINE MAY
3444 HARRIS ST.
LEMON GROVE, CA 91945

This business is conducted by: an Individual

The transaction of business began on: N/A

Signature of Registrant:
NADINE MAY

This statement was filed with Gregory J. Smith the Recorder/ County Clerk of San Diego County on JUN 191996
Lemon Grove Review
June 20, 27, July 4 & 11, 1996

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN DIEGO
CENTRAL COURTHOUSE
220 W. BROADWAY
SAN DIEGO, CA 92101-3409

IN THE MATTER OF THE APPLICATION OF
EDWARD T. NOWELL ON BEHALF OF CAROLYNE MERIDITH STEWARD

FOR CHANGE OF NAME(S)

AMENDED
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
(CCP 1277)
CASE NUMBER:693743

PETITIONER EDWARD T. NOWELL ON BEHALF OF CAROLYNE MERIDITH STEWART, A MINOR
HAS FILED A PETITION FOR AN ORDER TO CHANGE NAMES FROM
CAROLYNE MERIDITH STEWART TO MARY CAROLYNE NOWELL

IT IS ORDERED that all persons interested in this matter appear before this court in Department ONE of the San Diego County Superior Court at the address shown above on AUG 06, 1996 At 9:00 AM and show cause, if any they have, why the application for change of name should not be granted.

It is FURTHER ORDERED that a copy of this Order To Show Cause be published in the LEMON GROVE REVIEW, a newspaper of general circulation published in this County, at least once a week for four successive weeks prior to the day of the hearing.

DATED: JUN 10, 1996

WILLIAM J. HOWATT, JR.
Judge of the Superior Court

Lemon Grove Review
June 27, July 4, 11 & 18, 1996

Save Money: Place your legal ad in the Review: 469-0101

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 96-10615 Title Order No. 8901163 Reference No. 313471-2 APN No. 576-471-21-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/01/93. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 12, 1996, at 10:00 AM, **Professional Foreclosure Corporation** as the duly appointed Trustee under and pursuant to Deed of Trust, recorded on 06/05/93 as Document No. 1993-0375569 Book – Page – of Official Records in the Office of the Recorder of SAN DIEGO County, California, executed by: TIMOTHY M. SPENCE AND RHONDA ANN SPENCE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, SOUTHERN CALIFORNIA MORTGAGE EXCHANGE, A CALIFORNIA CORPORATION, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: AT THE SOUTH ENTRANCE TO THE COUNTY COURTHOUSE AT, 220 WEST BROADWAY, SAN DIEGO, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Lot 261 of San Altos Terrace Unit 2, in the City of Lemon Grove, County of San Diego, State of California, According to Map Thereof No. 3820, Filed in the Office of the County Recorder of San Diego County, February 25, 1958. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1426 LA CORTA CIRCLE, LEMON GROVE, CA 91945. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to–wit: $175,963.38 Estimated. Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **Professional Foreclosure Corporation** as Trustee, 2033 N. Main Street, Suite 550, Walnut Creek, CA 94596, Telephone Number: (510) 933-4660, By: Scott Brody, Foreclosure Specialist, Date: 06/17/96 NPP15270 PUB: 06/20/96, 06/27/96, 07/04/96

Letters to the Editor

Love those "M Words"

Thank you for Mary Sessom's columns! I love to hear from her. I'm sure Bob Burns respects women in his own way, though he does give the opposite impression at times.

But thanks a lot for words from Mayor Sessom! I hope to read "M" words whenever possible.

DEBBIE WEISER
Lemon Grove

Will the clubs please step forward?

When I was a much younger man I belonged to the 20-30 Club. We were constantly busy performing public service activities which were appreciated throughout the community. Recognition and self satisfaction played no small part in the rewards of our endeavors.

There are many clubs throughout Lemon Grove and I am sure they are all steeped in civic pride and civic duty.

Will such a club please step forward?

There is a task which requires your attention.

I'm referring to the two tall poles with pullies and halliards situated near the "Great Lemon" at Broadway and Lemon Grove Ave. The poles are badly in need of a coat of paint. Please, help to make the area near our city's emblem look more respectable.

You will be "proud" to have done your civic "duty" in the course of your civic "service."

SHERMAN JOHNSON
Lemon Grove

Theatre East

Continued from Page 1

from its inception. It was noted that the association had already sold 1,400 seats for the coming season, and signed binding contracts with many artists to appear during that season.

It was also stated that shutting down the theater for any length of time would be sending mixed messages to the many people who supported the theater.

A suggestion that there be a support organization formed with monthly dues was made by George Smith, while not a El Cajon resident, who said he, for one, would be willing to have a monthly amount automatically deducted from his bank account.

Smith has appeared before the council representing the county's mobilehome owners association which was attempting to get rent-control in El Cajon for their mobilehome parks.

Clinic for women with children offered

The American Red Cross WIC (Women, Infants & Children) program will provide free vouchers for nutritious food, nutrition education, breastfeeding support and social service referrals to eligible pregnant, breast-feeding or postpartum women and their children at the WIC clinic scheduled for July 3, 9, 11 and 18 at the Amistad Cristiana Christian Fellowship, located at 955 Cardiff Street (just south of Lemon Grove.)

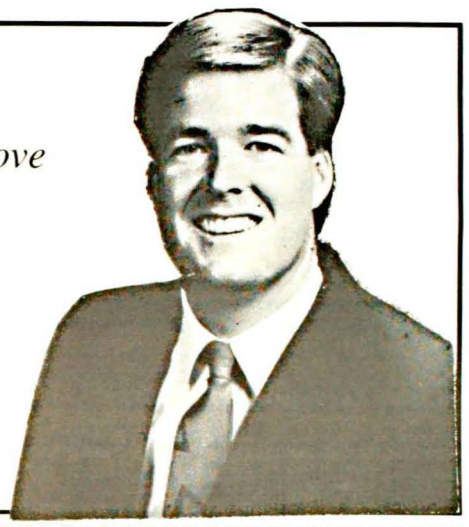
WIC serves low-to moderate-income pregnant, postpartum and breastfeeding women and children under age five. All AFDC and food stamp recipients and foster children are automatically eligible for WIC. Most Medi-Cal patients are also qualified. Many working families, including military families, are also eligible. Eligibility is based on a combination of total family size and total household income.

The WIC program has achieved great success in improving the health of women and children. Medical surveys have shown that participation in WIC reduces late fetal death rates, significantly improves the diets of infants and small children and promotes enhanced mother-baby bonding..

To receive more information or make an appointment, please call the American Red Cross WIC program at 262-8562.

Tuesdays! SPORTS WEEKLY EAST COUNTY

Dr. Shawn Stoddard
Treats neck and back pain
Hundreds helped in Lemon Grove
Call 466-0806
Complimentary Consultation
Stoddard Chiropractic
7366 Broadway
(2 Blks east of Massachusetts)



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Shouldn't your church be in the Worship Directory? Call 469-0101 for rates

Lemon Grove Arts News

8075 Broadway
Lemon Grove, CA 91945
469-7020

July, 1996

Calendar

In The Gallery

Grossmont College Colorama Photography Exhibit Through July

This is a very fine display and the opening was a wonderful success. If you missed the opening give us a call to arrange for viewing hours.

To display your art work in our gallery please call Teresa or Tracy at 469-7020 or 287-4847 for details

Summer Sessions

Starting at $25.00 a session!!!!
Several Programs to Choose From!!!!

As you know, we offer special rates and programs during our summer session. All students both new and continuing are required to register for summer classes.
Check out our new Water Color class for Adults!

Session One - June 17 to July 13 (closed 7/4 & 7/5)
Session Two - July 15 to August 10
Session Three - August 12 to September 7 (closed 9/2)

For registration and class schedule call 469-7020 or 287-4847 — Early enrollment is encouraged to assure your place in the class.

City Council Meeting - Funding for the Arts - Will Lemon Grove be the Only City Without Cultural Arts Programs for its Community?

We have had many inquiries regarding the outcome of our request of Lemon Grove City Council to secure our facility so we can continue serving this community. We do not yet know what the Council will decide. Discussions to date reflect hesitation and criticism mixed with some positive comments. Since our original visit, we have twice been asked back by the City Council to provide them with additional information. They have projected an answer to be given at the July 2, City Council meeting.

As most of you know, we are a non-profit community arts organization. It is one of our primary goals to provide every member of our community - **regardless of financial circumstance** - the opportunity to experience the cultural arts. For ten years we have provided quality training, performances, art gallery openings, and educational outreach programs to this community. Since our inception we have known that, since we target a generally lower income segment of our community, class tuition could not be counted on to cover our expenses.

We have relied on support from granting agencies and foundations as well as a few personal sponsors. Over the past 10 years the City of Lemon Grove has repeatedly decreased their support of our organization. This, combined with a poor economy has affected our ability to obtain funding from other sources. Since we are a non-profit, community arts organization we are placed in a separate category from ballet companies, museums, or symphonies. Granting agencies look closely at the support our city provides and grant based on the city's support.

In years past, Lemon Grove City Council has questioned our commitment to this community. This year, we went to the City with a spirit of cooperation. In advance of our meeting we provided them with a 4 inch binder of newspaper articles about L.G. Arts (which also provide positive press for the City of Lemon Grove), events including numerous plays, ballets, and Gallery Openings at L.G. Arts Complex.

In addition the City Council was provided a formal written request including an overview of how L.G. Arts has served this community, our outreach programs, the quality of training provided, financial information for the past 6 years, and information about how other area cities support Cultural Arts in their communities.

The City of Escondido spends **$3.18** per resident. The City of Carlsbad spends **$3.65** per resident. The City of San Diego spends **$4.91** per resident. The City of Chula Vista could not provide a break down but the Cultural Arts shares a **$5,000,000** budget with the recreation department.

Our request is for $1.44 per resident.

Without Lemon Grove Arts Complex, Lemon Grove will have no community arts programming.

L.G. Arts believes we are offering the City Council a win-win situation. By working together the City could provide very high quality programs and training at a fraction of what it costs other cities. We already have the facilities, programs, experience, and expertise at the Complex. We are simply requesting that the City Council secure our building so we can continue to provide a much needed service to this community. If the City Council chooses not to grant the funding we have requested we will be closing.

Without City Support L.G. Arts projects our last day of services to this community will be July 13, 1996.

It is imperative that you let the City know how you feel. If you **support the Arts in your community** please write to:

The City of Lemon Grove
City Council
3232 Main Street
Lemon Grove, CA 91945

Commentary

Back from the '50s

by Paul Treske

It almost slipped by me this time! It took a couple of repetitions before I realized that this sad refugee from uglier bygone days was back. What I am referring to is the Republican use of the phrase "soft on ..." as a campaign-attack weapon.

In this case, the political ad noted that the current administration was "soft on illegal immigration." The more I thought about it, the more irritated I became, not because of the issue, which is a fair one for debate. Instead it was the feeling of return to the '50s and '60s; those dreadful political days when men like Joe McCarthy and Richard Nixon made hay by suggesting that anyone who opposed them was "soft on Communism."

In those days, such a statement was, in reality, one small step away from an out and out accusation of treason. It was highly successful in creating an atmosphere of fear and reluctance to question and, as a result, became a high powered and fabulously successful weapon in the GOP attack arsenal.

It was always a uniquely Republican ploy. If a politician questioned a defense budget allocation, he immediately became "soft on national defense" with all of its ramifications of less-than-perfect Americanism. If one questioned the role of the FBI or CIA, one was called "soft on national security" with all that this suggested. And, finally, if one questioned the doings of Senator Joe, Nixon, Roy Cohn or any of the other professional Red-baiters, he or she was forever tarred with the all too frequent "soft on Communism" with its not so subtle suggestion of treason.

The 12-year Reagan/Bush Presidency apparently felt it didn't need such nonsense and made its way by unending optimism about itself. But now, with a stumbling Bob Dole still unable to find a strong, positive position of his own, it has begun to creep back into GOP campaign rhetoric.

In the '50s and '60s, such tactics left the nation fearful and ideologically at war with itself. We again seem to be on the brink of such internecine warfare. Issues of race, religion, abortion, immigration, job security and rich versus poor, all rumble amidst American citizenry. The last thing we need now is the evil divisiveness of a new "soft on" era that will create new fear and quell healthy national debate.

If it works now, doubt not for a moment that its use will quickly increase. People will be labeled as "soft on" abortion, religious orthodoxy, national security or any other issue that some group of spin doctors believe might gain them a vote or two.

Perhaps I am premature worrying about this, but I am old enough to remember well the '50s and '60s and they were not happy times for open national discourse or personal reputation.

Letters to the Editor

Washington created 'deadbeat dads'

Let me tell you who is responsible for our newest scapegoats, deadbeat dads.

For the past 30 years or more, the federal government, as a stipulation for a parent to receive welfare payments, has required that one parent must be absent from the home. In the overwhelming majority of cases, this "absent" parent has been the fathers.

Now, in California at least, absent dads are being encouraged and in some cases required to be married to the mom in order to remain in the household legally.

This is a major improvement and may be a way to strengthen the family, rather than tear it apart, as was being done in the past. I sincerely hope the federal government will stand up and take notice of California's lead. If, in all 50 states, it was required for welfare recipients to be married and living together, except in cases of abuse, intact families would once again prevail.

Father Sam gave dads the boot 30 years ago. Now our Great Father is beginning to let these dads back into their homes and this is as should be.

Through this transition, however, let us remember: Dads did not leave the homes voluntarily. They were forced out by the federal government. If we are looking for someone to blame for the sad state of poor families today, we should look at the system, not the individuals who are always only pawns in their games.

DAVE MURRAY
Santee

Where the fireworks are

Every Fourth of July, fire departments around the country try to caution people about the potential hazards of trying fireworks at home.

The California Fire Marshal's office reports that fireworks injuries are on the rise, including 329 emergency room cases last year.

All fireworks are illegal in San Diego County, including sparklers and poppers. Fireworks brought in from Mexico are considered highly dangerous and unstable.

To help address the problem, fire departments are helping host four Independence Day celebrations in East County. They are as follows:

Spring Valley: 9 p.m. July 4 at the Spring Valley Swap Meet, 6377 Quarry Road.

El Cajon: 9 p.m. July 4 at Granite Hills High School, 1719 E. Madison Ave.

Santee: 9 p.m. July 4 at Rio Seco School, 9545 Cuyamaca St. The fireworks will wrap up the first installment of Santee's summer concert series. Country rock group Sidewinder will perform at 6 p.m. in the school amphitheater. The concert will feature food, refreshments bands, dancing, face painting and kid's activities, all sponsored by the city of Santee and the Rancho Santee Lions Club.

Lakeside: 9 p.m. July 3 and 4, Barona Indian Reservation adjacent to the casino, 1054 Wildcat Canyon Road. The casino is located six miles north of the Willow Road exit on Highway 67.

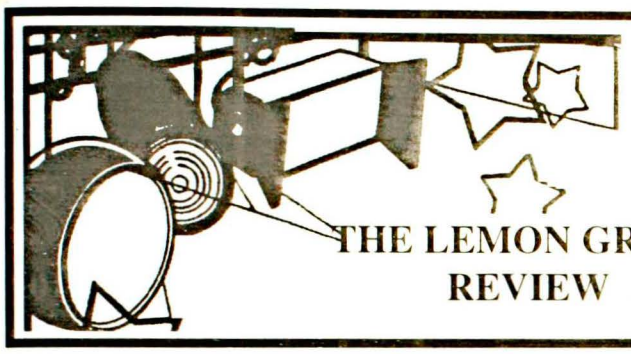
For more information about community-licensed fireworks displays, call 541-2277.

Marston Founder's Day set

The year was 1921. Ed Fletcher, George Marston, Roscoe Hazard, Ted W. Smith and L.A. Turrentine met to discuss the YMCA using a tract of property in the new Pine Hills section of Julian for a boys camping program. Following a water pipeline from Pine Hills Lodge, the civic leaders were impressed by a nearby meadow, and thus was born the "Pine Hills Y-Camp For Boys."

The year 1996 marks 75 years of service to San Diego youth by the camp, now named in honor of Marston. For three-quarters of a century, Camp Marston has hosted thousands of kids in summer camps, school camps and family outings. Many adults now living in San Diego remember their time at Marston as sixth-graders at school camp.

In honor of Marston's 75th Anniversary, a special Founder's Day is being held July 6 at Camp Marston in Julian. Any previous campers, staff or friends of camping are invited to attend the day. A lunch, camp tours and activities will be offered. For information, call the YMCA Camping Services office at 765-0642.



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"Get free crystal, extra income, to be my own boss, and eventually I will do Princess House full time," Debra Madison, Spring Valley.

"A little time away from the kids, extra spending, and of course, all the crystal," Tricia Stensrud, Lemon Grove.

"Has allowed me to buy three brand new cars in seven years and take family vacations," Deb Maxe, San Diego.

"Have two full time careers at the same time," Maria Von Gericthen, Peñasquitos.

"Receive free crystal, earn extra income to meet my goal of buying a house," Pat Siler, San Diego.

"Quit my full time job and work exclusively for myself, a life-long dream come true," Sheila Nicol, Oceanside.

"For the past 15 years I've been able to raise my two sons and now put them through college," Imelda Hernandez, Chula Vista.

"Retire early, and win the trip to Monte Carlo," Pat Salzarulo, Lakeside.

Be our guest at our next "Information Night" to hear from many others just like you! Tuesday, July 16, 7 p.m. at the Regency Plaza Hotel in Hotel Circle. Come and play bingo for free, just for fun. Call Sharon, 286-2668.

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PUBLIC NOTICE - LEMON GROVE GENERAL PLAN UPDATE

NOTICE OF PUBLIC HEARING FOR FINAL MASTER ENVIRONMENTAL IMPACT REPORT, DRAFT GENERAL PLAN, DRAFT GENERAL PLAN IMPLEMENTATION MANUAL, AND ZONING MAP AND ORDINANCE AMENDMENTS

NOTICE DATE: June 28, 1996

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Lemon Grove will hold a public hearing on Monday, July 8, 1996 at 6:30 p.m.in the Lemon Grove Middle School Auditorium at 7866 Lincoln Street, Lemon Grove (auditorium entrance is located on School Lane across from Central Avenue). At said hearing, any interested person may appear and be heard.
The City of Lemon Grove does not discriminate against qualified handicapped persons. If, in order to participate in the public hearing, you require assistance for a physical or mental handicap, please contact the City Clerk at least seven days prior to the hearing.

SUBJECT: The updated 1996 draft General Plan identifies modifications to land use designations in several areas of the City. Section 65860 of the California Government Code requires that the Zoning Ordinance and Map be amended to reflect the new General Plan land use designations. A draft Master Environmental Impact Report (EIR) for the 1996 draft General Plan was released for public review between January 3 and February 16, 1996, and the City has responded to all comments received during the public review period. The environmental effects of the proposed Zoning Map amendments are evaluated in the draft Master EIR. During the above referenced public hearing, the City Council will consider certification of the final Master EIR along with adoption of the 1996 draft General Plan, 1996 draft General Plan Implementation Manual, and Zoning Map and Zoning Ordinance amendments.
The final Master EIR, draft General Plan, draft General Plan Implementation Manual, and Zoning Map and Zoning Ordinance amendments are available for review at the Lemon Grove Branch of the San Diego County Public Library, 8073 Broadway, Lemon Grove, or at City Hall, 3232 Main Street, Lemon Grove. Questions regarding this project and the public hearing may be addressed to James Butler, Community Development Director.

Specific Zoning Map and Zoning Ordinance Amendments to be considered by the City Council are described below. These Zoning Amendments correspond to the proposed General Plan Land Use Plan Changes.

Zoning Amendment ZA96-01 - Comprehensive Zoning Update. **Area No. 01**: Apply Special Treatment Area I (STA I), Downtown Village Overlay Zone. The intent of the policies for STA I is to permit a mix of retail, office, civic and residential uses; create a lively pedestrian-oriented downtown; and provide flexible development and business options. The existing underlying zoning (General Commercial (GC), Central Commercial (CC) and Residential Professional (RP)) would not be affected by the application of STA I. In the future, the City would evaluate the underlying zoning for specific properties in the future when the a Specific Plan is prepared for STA I. Property and business owners would be consulted during Specific Plan preparation. The area subject to ZA96-01 is generally defined by Olive Street on the west, Central Avenue on the south, School Lane and Grove Street on the east, and North Avenue (west of Lemon Grove Avenue) and one-half block north of Lester Avenue (east of Lemon Grove Avenue) on the north.

Zoning Amendment ZA96-02 - Comprehensive Zoning Update. **Area No. 02**: Apply Special Treatment Area I (STA I), Downtown Village Overlay Zone. The intent of the policies for STA I is to permit a mix of retail, office, civic and multiple- family residential (apartment and condominium) uses; create a lively pedestrian-oriented downtown; and provide more flexible and diverse development options. The existing underlying zoning (Residential Professional (RP)) would not be affected by the application of STA I. In the future, the City would evaluate the underlying zoning for specific properties in the future when the a Specific Plan is prepared for STA I. Property and business owners would be consulted during Specific Plan preparation. The area subject to ZA96-02 is located southwest of the intersection of Main Street and Central Avenue.

Zoning Amendment ZA96-03 - Comprehensive Zoning Update. **Area No. 03**: Apply Special Treatment Area II (STA II), Massachusetts Station Overlay Zone. The intent of STA II is to permit a mix of multiple-family residential development (apartments and/or condominiums) and neighborhood commercial development. The underlying zoning, (General Commercial), would not change. The area subject to ZA96-03 is located northwest of the intersection of Lemon Grove Avenue and Massachusetts Avenue, north of the Massachusetts Avenue trolley station.

Zoning Amendment ZA96-04 - Comprehensive Zoning Update. **Area No. 04**: Remove the existing Special Treatment Area IV (STA IV), College Avenue South Overlay Zone, from this area. A residential development project for this area has been approved and the STA IV designation is no longer needed. The underlying zoning (i.e., Residential Low/Medium (RL/M) - up to 7 dwelling units per acre), would be retained. The area subject to ZA96-04 is generally defined by San Miguel Avenue to the north, Mount Vernon Street to the south, 69th Street to the west and Peppermint Lane to the east.

Zoning Amendment ZA96-05 - Comprehensive Zoning Update. **Area No. 05**: Remove the existing Special Treatment Area IV (STA IV), College Avenue South Overlay Zone, from this area. A residential development project for this area has been approved and the STA IV zoning requirements are no longer needed. Change the underlying zoning from Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to Residential Low (RL, up to 4 dwelling units per acre) to protect the existing neighborhood character. The area subject to ZA96-05 is generally located to the south of San Miguel Avenue, west of 69th Street.

Zoning Amendment ZA96-06 - Comprehensive Zoning Update. **Area No. 06**: Change the zoning from Residential Medium (RM, up to 14 dwelling units per acre) to Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to protect the existing neighborhood character. Several areas are subject to ZA96-06, including the block bounded by Cypress Avenue to the west, Madison Avenue to the north, Olive Street to the east, and Burnell Avenue to the south; selected properties in the vicinity of Central Avenue, Vista Avenue, Citrus Street, Alford Street, Parkeath Drive, Fisher Lane, Corona, Clarissa Court, Goodman Lane, New Jersey Avenue, and Buena Vista Avenue, and a limited area on the south side of Central Avenue, east of the old College Avenue right-of-way.

Zoning Amendment ZA96-07 - Comprehensive Zoning Update. **Area No. 07**: Change the zoning from Residential Medium/High (RM/H, up to 29 dwelling units per acre) to Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to protect the existing neighborhood character. The area subject to ZA96-07 is the block bounded by Harris Street to the west, Daytona Street to the south, West Street to the east, and Pacific Avenue to the north.

Zoning Amendment ZA96-08 - Comprehensive Zoning Update. **Area No. 08**: Change the zoning from Residential Medium/High (RM/H, up to 29 dwelling units per acre) to Residential Medium (RM, up to 14 dwelling units per acre) to preserve the existing neighborhood character. Two blocks are subject to ZA96-08, the block bounded by West Street to the west, Daytona Street to the south, New Jersey Street to the east, and Pacific Avenue to the north; and the block bounded by New Jersey Avenue to the west, Church Street to the south, Buena Vista Avenue to the east, and Pacific Avenue to the north.

Zoning Amendment ZA96-09 - Comprehensive Zoning Update. **Area No. 09**: Change the zoning from Residential Medium/High (RM/H, up to 29 dwelling units per acre) to General Commercial (GC), which permits retail and office development. The purpose is to provide opportunities for deeper lots fronting on Broadway for modern commercial development.
The area subject to ZA96-09 is located within the southern half of the block defined by West Street to the west, Pacific Avenue to the south, New Jersey Avenue to the east, and Broadway to the north.

Zoning Amendment ZA96-10 - Comprehensive Zoning Update. **Area No. 10**: Remove the existing Special Treatment Area VIII (STA VIII), Pacific Avenue West Overlay Zone, from the subject property. The STA VIII policies are no longer considered necessary due to the new development policies established in the draft General Plan. The underlying General Commercial zoning would not change. The area subject to ZA96-10 is located within the southern half of the four blocks generally defined by Vista Avenue to the west, Pacific Avenue to the south, West Street to the east, and Broadway to the north.

Zoning Amendment ZA96-11 - Comprehensive Zoning Update. **Area No. 11**: Remove the Special Treatment Area V (STA V), Broadway Church Property Overlay Zone, from the subject property. The subject property has been developed and the STA V development requirements are no longer needed. Change the underlying zoning from General Commercial (GC) to Residential Medium/High (RM/H, up to 29 dwelling units per acre) to reflect the current apartment development. The area subject to ZA96-11 is generally defined by central portion of the block bounded by Lemon Grove Way, Columbus Place and Broadway.

Zoning Amendment ZA96-12 - Comprehensive Zoning Update. **Area No. 12**: Re-name existing Special Treatment Area III (STA III), College Avenue Central Overlay Zone, to Special Treatment Area IV (STA IV), Western Central Avenue Residential Overlay Zone. Change the underlying zoning from Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to Residential Low (RL, up to 4 dwelling units per acre) to preserve the existing neighborhood character. No change is proposed to the existing underlying zoning. The area subject to ZA96-16 includes selected properties within the 6800 block of San Miguel Avenue, properties located east of Golden Avenue, and selected properties west of Golden Avenue.

Zoning Amendment ZA96-13 - Comprehensive Zoning Update. **Area No. 13**: Remove the existing Special Treatment Area III (STA III), College Avenue Central Overlay Zone, from the subject property. This property is already developed with a church use and redevelopment with a residential use is not likely in the near future. The area subject to ZA96-13 is located on the north side of the 6900 block of San Miguel Avenue and presently is occupied by a church.

Zoning Amendment ZA96-14 - Comprehensive Zoning Update. **Area No. 14**: Re-number the existing Special Treatment Area X (STA X), Federal Boulevard Automobile Sales District Overlay Zone, to Special Treatment Area V (STA V). Change the underlying zoning from Light Industrial (LI) to General Commercial (GC) to reflect the retail activity. The area subject to ZA96- 14 consists of the second and third parcels west of College Avenue on the north side of Federal Boulevard.

Zoning Amendment ZA96-15 - Comprehensive Zoning Update. **Area No. 15**: Re-number the existing Special Treatment Area X (STA X), Federal Boulevard Automobile Sales District Overlay Zone, to Special Treatment Area V (STA V). The underlying zoning (General Commercial(GC)) would not change. The area subject to ZA96-15 consists of the first parcel west of College Avenue on the north side of Federal Boulevard.

Zoning Amendment ZA96-16 - Comprehensive Zoning Update. **Area No. 16**: Change the zoning from Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to Residential Low (RL, up to 4 dwelling units per acre) to preserve the existing neighborhood character. No change is proposed to the existing underlying zoning. The area subject to ZA96-16 includes selected properties within the 6800 block of San Miguel Avenue, properties located east of Golden Avenue, and selected properties west of Golden Avenue.

Zoning Amendment ZA96-17 - Comprehensive Zoning Update. **Area No. 17**: Remove the existing Special Treatment Area II (STA II), College Avenue North Overlay Zone, from the subject property. The area has been developed and the STA II development standards are therefore no longer necessary. No change is proposed to the existing underlying zoning. The area subject to ZA96-17 is generally located at the southern terminus of College Avenue and in the vicinity of College Place.

Zoning Amendment ZA96-18 - Comprehensive Zoning Update. **Area No. 18**: Change existing Special Treatment Area XI (STA XI), Broadway North Commercial Redevelopment Area Overlay Zone, to Special Treatment Area III (STA III), Regional Commercial Overlay Zone. The minimum lot size requirement under STA XI has been changed to a policy encouraging large lot development under STA III. Change the underlying zoning from Heavy Commercial (HC) to General Commercial (GC) to encourage regional commercial and retail development. The areas subject to ZA96-18 include selected properties within the area defined by Vista Avenue to the west, North Avenue to the north, West Street to the east, and Broadway to the south, and properties within the area defined by North Avenue to the north, Buena Vista Avenue to the east, Broadway to the south, and the Food 4 Less site to the west.

Zoning Amendment ZA96-19 - Comprehensive Zoning Update. **Area No. 19**: Change existing Special Treatment Area XI (STA XI), Broadway North Commercial Redevelopment Area Overlay Zone, to Special Treatment Area III (STA III), Regional Commercial Overlay Zone. The minimum lot size requirement under STA XI has been revised as a policy encouraging large lot development under STA III. Change the underlying zoning from Residential Medium/High (RM/H, up to 29 dwelling units per acre) to General Commercial (GC) to encourage regional commercial and retail development. The area subject to ZA96-19 lies southwest of the intersection of North Avenue and West Street.

Zoning Amendment ZA96-20 - Comprehensive Zoning Update. **Area No. 20**: Remove existing Special Treatment Area VI (STA VI), Ace Drive-In Overlay Zone, from the subject property. The area has been developed and STA VI development standards are no longer necessary. No change is proposed to the existing underlying zoning. The area subject to ZA96-20 is located in the western and central portions of the block bounded by Grove Street to the west, Lemon Grove Way to the north, Columbus Place to the east, and Broadway to the south.

Zoning Amendment ZA96-21 - Comprehensive Zoning Update. **Area No. 21**: Change existing Special Treatment Area XI (STA XI), Broadway North Commercial Redevelopment Area Overlay Zone, to Special Treatment Area III (STA III), Regional Commercial Overlay Zone. The minimum lot size requirement under STA XI has been changed to a policy encouraging large lot development under STA III. No change is proposed to the existing underlying zoning. Properties subject to ZA96-21 are located directly to the northwest of the intersection of Buena Vista Avenue and Broadway; within the area generally defined by Massachusetts Avenue to the west, North Avenue to the north, Vista Avenue to the west, and Broadway to the south; and along the north side of Broadway between Vista Avenue and the Home Depot site, including the Food 4 Less site.

Zoning Amendment ZA96-22 - Comprehensive Zoning Update. Area No. 22: Change the underlying zoning from Residential/Professional (RP) to Residential Medium/High (RM/H). The Residential/Professional zone permits both office and apartment/condominium development while the Residential Medium/High zone only permits apartment/condominium development. Restricting future development to multiple-family residential uses would better protect the surrounding neighborhood character and reflects the existing multiple-family development within the affected area. The area subject to ZA96-22 is generally located along the north side of Golden Avenue, between Kempf Street and Washington Street.

Zoning Amendment ZA96-23 - Comprehensive Zoning Update. **Area No. 23**: Apply Special Treatment Area VII (STA VII), SR-125 Interchange Planning Area Overlay Zone, to alert property owners that Caltrans may construct a freeway interchange in this area at some point in the future. No interchange is planned as part of the initial freeway construction. Change the underlying zoning from Residential Low/Medium (RL/M, up to 7 dwelling units per acre) to Residential Low (RL, up to 4 dwelling units per acre) to protect the existing neighborhood character. ZA96-23 applies to various properties within the vicinity of the eastern terminus of Palm Avenue, Troy Street, Crane Street and Sweetwater Road.

Zoning Amendment ZA96-24 - Comprehensive Zoning Update. **Area No. 24**: Apply Special Treatment Area I (STA I), Downtown Village Overlay Zone. The intent of the policies for STA I is to permit a mix of retail, office, civic and multiple- family residential (apartment and condominium) uses; create a lively pedestrian-oriented downtown; and provide more flexible and diverse development options. Change the underlying zoning from Residential Medium (RM, up to 14 dwelling units per acre) to Residential Medium/High (RM/H, up to 29 dwelling units per acre). ZA96-24 applies to the properties within the block bounded by Main Street, Central Avenue, Burnell Avenue and Olive Street with the exceptions of the southern parcel occupied by a church and the northeast parcel.

Zoning Amendment ZA96-25 - Comprehensive Zoning Update. **Area No. 25**: Remove existing Special Treatment Area V (STA V), Broadway Church Property Overlay Zone. The area has been developed and STA V development standards are no longer necessary. No change is proposed to the existing underlying zoning. The area subject to ZA96-25 is located west of the intersection Lemon Grove Way and Broadway.

Zoning Amendment ZA96-26 - Comprehensive Zoning Update. **Area No. 26**: Change the zoning from Neighborhood Commercial (NC) to Residential Low/Medium (RL/M, up to 7 dwelling units per acre). Single-family residences (detached houses) would be more compatible with the surrounding residential neighborhood than the existing commercial and business uses. In addition, a number of the commercial properties within the affected area are unoccupied or under-utilized, indicating a low demand for commercial properties in the area. The area subject to ZA96-26 is generally located within the western portion of the 1800 and 1900 blocks of Skyline Drive, and the eastern portion of the 1800 block of Englewood Drive.

Zoning Amendment ZA96-27 - Comprehensive Zoning Update. **Area No. 27**: Remove the existing Special Treatment Area I (STA I), Miller's Dairy Overlay Zone, from the subject property. The area has been developed and STA I development standards are no longer necessary. No change is proposed to the existing underlying zoning. The area subject to ZA96-27 is generally defined by Mount Vernon to the north, Alton Drive to the south, Alton Place to the west, and one-half block east of Skyline Drive.

Zoning Amendment ZA96-28 - Comprehensive Zoning Update. **Area No. 28**: Change the zoning from General Commercial (GC) to Residential Medium/High (RM/H, up to 29 dwelling units per acre). The proposed zoning reflects the existing residential development in the affected area. The area subject to ZA96-28 is generally located at the southern terminus of College Avenue, in the vicinity of College Place.

Zoning Amendment ZA96-29 - Comprehensive Zoning Update. **Area No. 29**: Apply Special Treatment Area I (STA I), Downtown Village Overlay Zone. The intent of the policies for STA I is to permit a mix of retail, office, civic and residential uses; create a lively pedestrian-oriented downtown; and provide flexible development and business options. Change the underlying zoning from Central Commercial (CC) to General Commercial (GC) to reflect the current commercial activity. The area subject to ZA96-29 is generally defined by Lemon Grove Avenue to the west, Golden Avenue to the north, School Lane to the east, and Central Avenue to the south.

Zoning Amendment ZA96-30 - Comprehensive Zoning Update. **Area No. 30**: Change Special Treatment Area VII (STA VII), Imperial Avenue Central Overlay Zone, to Special Treatment Area VI (STA VI), Central Lemon Grove Avenue Overlay Zone. No change to the underlying Limited Commercial (LC) zone is proposed. The area subject to ZA96-30 is generally defined by the eastern 2200 to 2500 blocks on Lemon Grove Avenue.

Zoning Amendment ZA96-31 - Comprehensive Zoning Update. **Area No. 31**: Apply Special Treatment Area VIII (STA VIII), Eastern Central Avenue Residential Overlay Zone. This limits future development to Residential Medium (up to 14 dwelling units per acre). Residential Medium/High (up to 29 dwelling units per acre) would be permitted where lots have a minimum of 100 feet of frontage on a public street and a minimum size of 15,000 square feet. Development would also be limited to a maximum of two stories in height or 25 feet, whichever is more restrictive. The area subject to ZA96-31 is generally defined by Central Avenue to the south, Buena Vista Avenue to the west, Olive Street to the east, and one-half block north of Church Street.

Zoning Amendment ZA96-32 - Comprehensive Zoning Update. **Area No. 32**: Apply Special Treatment Area VII (STA VII), SR-125 Interchange Planning Area Overlay Zone, to alert property owners that Caltrans may construct a freeway interchange in this area at some point in the future. No interchange is planned as part of the initial freeway construction. Various properties along the eastern terminus of Palm Avenue and along Troy Street are subject to ZA96-32.

Zoning Amendment ZA96-33 - Comprehensive Zoning Update. **Area No. 33**: Apply Special Treatment Area I (STA I), Downtown Village Overlay Zone. The intent of the policies for STA I is to permit a mix of retail, office, civic and residential uses; create a lively pedestrian-oriented downtown; and provide flexible development and business options. Change the underlying zoning from Heavy Commercial (HC) to Central Commercial (CC) to implement the STA I development goals. ZA96-33 applies to the second parcel east of Lemon Grove Avenue on North Avenue.

Zoning Amendment ZA96-34 - Zoning Ordinance Amendment. In Section 17.20.010 of the Zoning Ordinance, revise the text to delete references and development requirements for existing Special Treatment Areas (STAs) I through XI, and to create provisions for proposed Special Treatment Areas I through VIII. Many of the existing STAs have been developed or the STA development requirements for specific areas are no longer necessary. The draft General Plan establishes new STAs in addition to maintaining those existing STAs that are still needed to implement the community's long-range goals. Section 17.20.010 must be revised to reflect the STA designations set forth in the draft General Plan.

General Plan Amendment GPA96-01 - Comprehensive General Plan Update. The 1980 General Plan has been comprehensively updated to reflect current economic, environmental and regulatory conditions in addition to evolving community goals. The 1996 draft General Plan contains six new elements: Community Development Element, Mobility Element, Public Facilities Element, Safety Element, Noise Element, and Conservation and Recreation Element. The 1992 Housing Element is current and therefore was not revised. As part of the General Plan update, the Land Use Plan, which identifies where specific types of development can occur, has been revised. In the majority of the City, no changes to the land use designations are proposed. Proposed revisions to the Land Use Plan correspond to the Zoning Amendments (ZA96-01 through ZA96-33) described above. Additional proposed changes to land use designations are limited to the following areas:

Property on the northern half of the block bounded by Massachusetts Avenue, Mount Vernon Street, McKnight Drive and Madera Street - On the Land Use Plan, change the designation of this property from Medium Density Residential to Public/Institutional to reflect the current institutional use. No corresponding zoning amendment is proposed because there is no specific zone for institutional uses.

Property at the southeast corner of the intersection of Alton Drive and Skyline Drive - On the Land Use Plan, change the designation of this property from Medium Density Residential to Public/Institutional to reflect the current institutional use. No corresponding zoning amendment is proposed because there is no specific zone for institutional uses.

Property on the southern side of Mount Vernon Street, mid-block between Washington Street and Debco Drive (Lemon Grove Senior Center) - On the Land Use Plan, change the designation of this property from Parks/Recreation to Public/Institutional to reflect the civic use. No corresponding zoning amendment is proposed because there is no specific zone for institutional uses.

Property on the northern side of Broadway, second parcel west of Grove Street (current site of U.S. Post Office) - On the Land Use Plan, change the designation of this property from Institutional to Mixed Use. Because there is no specific zone for institutional uses, the property is currently zoned as Central Commercial which is compatible with the Mixed Use designation.

Property on the southern half of the block bounded by Main Street, Church Street, Olive Street and Pacific Avenue, and the property on the northern half of the block bounded by Church Street, Olive Street, Main Street and Central Avenue (Lemon Grove City Hall and adjacent properties) - On the Land Use Plan, change the designation of this property from Commercial and Medium/High Density to Public/Institutional to reflect current civic uses and City property ownership. No corresponding zoning amendment is proposed because there is no specific zone for institutional uses.

Property on the eastern side of Lemon Grove Avenue mid-block between Cypress and Mount Vernon Street, and property on the eastern side of Lemon Grove Avenue mid-block between Cypress and Canton Drive - On the Land Use Plan, change the designation of this property from Institutional to General Business. Because there is no specific zone for institutional uses, the property is currently zoned as Limited Commercial which is compatible with the General Business designation.

Property on the southern side of Broadway in the vicinity of College Avenue (site of County Social Services) - On the Land Use Plan, change the designation of this property from General Commercial to Public/Institutional to reflect the current use. No corresponding zoning amendment is proposed because there is no specific zone for institutional uses.

Property within the area generally bounded by Cypress Avenue, Palm Street, Mount Vernon Street, and one-half block east of Skyline Drive - On the Land Use Plan, change the designation of this property from Medium Density Residential to Low/Medium Residential. No corresponding zoning amendment is proposed because the property is already zoned as Residential Low/Medium.

CHRISTINE TAUB
FINANCE DIRECTOR, CITY CLERK
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Lemon Grove Review
June 27, 1996

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